

TOWN OF NEWINGTON
BOARD OF EDUCATION ROOF REPLACEMENT PROJECT BUILDING
COMMITTEE

SPECIAL MEETING MINUTES

March 21, 2011

TOWN HALL HELEN NELSON CONFERENCE ROOM

- I. Call to Order –the meeting was called to order at 5:02 PM.
- II. Roll Call – Members present: Dan Carson, Chairperson, Myra Cohen, Scott McBride (arrived at 5:15) and Clarke Castelle. Others present: Dean Petrucelli, Silver Petrucelli & Associates; Lou Jachimowicz, Business Administrator; and Jeff Baron, Dir. of Administrative Services.
- III. Public Participation - None
- IV. Approval of February 3, 2011 minutes –Mrs. Cohen made a motion that the Committee approve the minutes of the February 3, 2011 meeting as presented. Second by Mr. Castelle. The motion passed unanimously by a vote of 3 YES to 0 NO.
- V. Review and take action on plans, specifications, and project estimate for John Wallace Middle School partial roof replacement – Mr. Petrucelli presented the drawings, specifications and a project estimate. Silver Petrucelli & Associates completed the design for six sections of the roof and will actually go out to bid for 60,000 square feet of roof replacement. These are sections A through J in the bid documents. This would be twice the roof area it is believed the budget can afford. There have been leaks in all six sections and all need to be replaced. The last roof went on in 1988, when a four ply built up ballasted roof was installed. The center portion of the school (identified as A, E, H & J on the drawings) and the five “fingers” will each be bid separately, for a total of six prices. Originally sections C and G were thought to be in the worst condition, but all areas in the bid are now leaking. Solar panels will be installed later wherever the Town decides to replace the roof. If the Town can afford replacement of approximately 35,000 square feet, this would be one-third of the area of the entire school. It is anticipated that the Committee would finish the Wallace Middle School roof with the next round of funding.

One-quarter inch per foot slope is in place already. Tapered insulation will be needed to add another one-quarter inch per foot. The rigid insulation will be removed. A two-ply modified bituminous roof is what is specified to be installed. There will not be any separate ballast as the ballast is impregnated as part of the cap sheet. The Committee considered calling for alternate bids for EPDM roofing and agreed by consensus not to do so. The Project Architect recommended the two-ply modified system that was specified. It will have a twenty year, non-prorated guarantee. The two-ply modified system is installed in three foot rolls, first with a base sheet and then with an overlapping cap sheet. It is an asphalt based product reinforced with fiberglass or polyester. A second cap sheet will be installed where specified to create walkway pads for mechanical equipment maintenance.

The weight of the new product is roughly half of what is being replaced. No structural analysis to determine if the roof can carry the load is needed. The roof was tested for asbestos and the report has been received from Industrial Health and Safety. There is no asbestos in the membrane but all drains and vent stack flashing will need to be abated. Estimated cost for this abatement is \$10,000. The report is included in the specifications. The project cost estimate was also reviewed by the Committee.

Mrs. Cohen made a motion that the Board of Education Roof Replacement Project Building Committee accept the plans, specifications and cost estimates, dated March 21, 2011 and prepared by Silver Petrucelli & Associates, presented to the Committee for the John Wallace Middle School roof replacement, and that the Committee refer them to the Board of Education, the State Bureau of School Facilities for the Plan Completion Test, and the Newington Town Council for their approval and authorization to proceed to bid. Second by Mr. Castelle. The motion passed unanimously by a vote of 4 YES to 0 NO.

- VI. Any Other Business Pertinent to the Committee – The Committee will meet again after bids have been opened.
- VII. Public Participation – None.
- VIII. Committee response to public participation – None.
- IX. Adjournment – the meeting adjourned at 5:43 PM.

Respectfully submitted,
Jeff Baron
Director of Administrative Services